

Section 2-1000 Joint Land Management Area-1 District: JLMA-1

2-1001 Purpose and Intent. This district is established to accommodate and foster the development of land within the joint land management areas (JLMA's) outside the incorporated towns in Loudoun County to:

- (A) Encourage an appropriate mix of residential and nonresidential land uses;
- (B) Provide a variety of housing types and lot sizes;
- (C) Where appropriate, achieve a pattern of development that generally conforms to the established, traditional pattern of development in the towns;
- (D) Establish the type and scale of development desired for the entranceway of the towns; and
- (E) Implement jointly adopted area plans, where applicable.

This district modifies and replaces the Countryside Residential (CR-1) district within the JLMAs.

2-1002 Size and Location. It is the intent of the County that the JLMA-1 boundaries not be extended beyond the existing JLMA boundaries.

2-1003 Permitted Uses. The following uses are permitted in this district:

- (A) Accessory uses, pursuant to Section 5-100.
- (B) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- (C) Agriculture, horticulture, forestry and fisheries.
- (D) Antique or craft shop.
- (E) Art gallery.
- (F) Artist studio.
- (G) Bed and breakfast homestay, pursuant to Section 5-601(A).
- (H) Bus shelter.

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- 1 (I) Child care home, pursuant to Section 5-609.
- 2 (J) Commercial nurseries, subject to Section 5-605.
- 3 (K) Commuter parking lot, with less than 50 spaces.
- 4 (L) Construction and/or sales trailer, during period of construction activity,
5 subject to establishment of date certain for its removal.
- 6 (M) Dwelling, single family detached.
- 7 (N) Guest house, pursuant to Section 5-612.
- 8 (O) Home occupation, pursuant to Section 5-400.
- 9 (P) Model home, subject to Section 5-500(A).
- 10 (Q) Nature preserve, such as but not limited to, wildlife sanctuary,
11 conservation area, and game preserve.
- 12 (R) Portable dwelling/trailer during construction of primary residence,
13 pursuant to Section 5-500.
- 14 (S) Public or private playground, or neighborhood park.
- 15 (T) Recycling drop off collection center, small, pursuant to Section 5-
16 607.¹
- 17 (U) School, private elementary or middle, for less than fifteen (15)
18 pupils.
- 19 (V) Sewer pumping station.
- 20 (W) Telecommunications antenna, pursuant to Section 5-618(A).
- 21 (X) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- 22 (Y) Tenant dwelling, pursuant to Section 5-602 (A)&(C).

¹ *Public Facilities Policy 6 in the Revised General Plan suggests that recycling facilities be included in the use list. In discussing this topic with County staff, it was determined that such an industrial operation is not appropriate; recycling drop-off facilities, however, are already allowed and are retained as a permitted use.*

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- 1 (Z) Utility substation, dedicated.
- 2 (AA) Water pumping station.
- 3 (BB) Wayside stand, pursuant to Section 5-604, when located on a parcel ten
- 4 (10) acres or greater.
- 5 **2-1004 Special Exception Uses.** The following uses may be approved by the Board
- 6 of Supervisors as special exception uses, and, if approved, may be subject to
- 7 certain conditions, pursuant to the provisions of Section 6-1300.
- 8 (A) Animal hospital.
- 9 (B) Bed and breakfast inn, pursuant to Section 5-601(B).
- 10 (C) Camp, day and boarding.
- 11 (D) Cemetery, mausoleum, or memorial park.
- 12 (E) Child or adult daycare center, pursuant to Section 5-609.
- 13 (F) Church, synagogue and temple.
- 14 (G) Community center.
- 15 (H) Commuter parking lot, with greater than 50 spaces.
- 16 (I) Congregate housing facility.
- 17 (J) Continuing care facility.
- 18 (K) Country club.
- 19 (L) Country inn, pursuant to Section 5-601(C).
- 20 (M) Crematorium.
- 21 (N) Dwelling, multi-family.
- 22 (O) Dwelling, single family attached.
- 23 (P) Farm machinery sales and service, pursuant to Section 5-615.

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- 1 (Q) Fire and/or rescue station.²
- 2 (R) Golf course.
- 3 (S) Library.
- 4 (T) Medical office, up to 5,000 square feet in gross floor area.
- 5 (U) Nursery, production with state road frontage, pursuant to Section 5-
6 605.
- 7 (V) Nursery, production without state road frontage, pursuant to Section 5-
8 605.
- 9 (W) Orphanage or other similar institution.
- 10 (X) Professional office, up to 5,000 square feet in gross floor area.
- 11 (Y) Playing fields and courts, lighted.
- 12 (Z) Police Station.
- 13 (AA) Private club or lodge.
- 14 (BB) Public or private community or regional park.
- 15 (CC) Public utility service center and storage yard.
- 16 (DD) Radio and/or television tower.
- 17 (EE) Recreation establishment, outdoor.
- 18 (FF) Recycling drop off collection center, large, pursuant to Section 5-607.
- 19 (GG) Restaurants.
- 20 (HH) Rural resort, pursuant to Section 5-601.
- 21 (II) School, private middle or elementary for fifteen (15) or more pupils.
- 22 (JJ) School, public (elementary, middle or high).

² *Public Facilities Policy 4 in the Revised General Plan suggests that fire/rescue facilities should be allowed in the CR-1 district. Fire/rescue facilities are allowed as a "special exception" use.*

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- 1 (KK) Sewage treatment plant.
- 2 (LL) Stable, neighborhood, on greater than twenty-five (25) acres with
3 frontage on a state maintained road.
- 4 (MM) Stable, private.
- 5 (NN) Stable, neighborhood, on less than twenty five (25) acres or without
6 frontage on a state maintained road.
- 7 (OO) Structure or use primarily for federal, state, county, or local
8 governmental purposes, not otherwise listed.
- 9 (PP) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- 10 (QQ) Telecommunications tower, pursuant to Section 5-618(C)(2).
- 11 (RR) Utility substation, distribution, pursuant to Section 5-616.
- 12 (SS) Utility substation, transmission, pursuant to Section 5-616.
- 13 (TT) Utility transmission line, overhead.
- 14 (UU) Veterinary service.
- 15 (VV) Water storage tank.
- 16 (WW) Water treatment plant.
- 17
- 18 **2-1005 Lot and Building Requirements.**
- 19 (A) **Lot Size.** Ten thousand (10,000) square feet minimum.
- 20 (B) **Lot Width.** Fifty (50) feet minimum.
- 21 (C) **Yards.** Each lot shall provide the following yards:

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(1) **Front.** Twenty-five (25) feet minimum.

(2) **Side.** Nine (9) feet minimum.

(3) **Rear.** Fifteen (15) feet minimum.

(D) **Building Height.** Thirty five (35) feet maximum.

2-1006 General Development Requirements. The following general development requirements shall apply to all development in the JLMA-1 district.

(A) **Minimum Open Space Area.** Thirty (30) percent.

(B) **Maximum Gross Density.** The maximum gross residential density shall be one (1) unit per forty thousand (40,000) square feet, calculated based on the overall parcel, excluding roads. Open space shall be preserved by means of a permanent open space easement acceptable to the Board of Supervisors.

(C) **Utilities³.**

(1) Purcellville: Both public water and public sewer facilities must be provided to every development site.

(2) Other towns: Both public water and public sewer facilities must be provided to every development site, except for Town-owned or County-owned and operated public facilities that may utilize communal systems.

(3) All utility distribution lines shall be placed underground.

(D) **Development Setback and Access from Major Roads.** In designing residential development, the following requirements shall be observed:

³ Separated the Town of Purcellville from other towns per Revised General Plan policy

1 (1) **Setback.** No building shall be located any closer than one
2 hundred (100) feet from the right of way of any arterial road
3 and seventy five (75) feet from the right-of-way of a major
4 collector and thirty five (35) feet from any other road right-
5 of-way, private access easement and prescriptive easement.

6 (2) **Access.** No individual lot created shall have direct access to
7 an arterial or major collector road unless said lot which is the
8 subject of a boundary line adjustment application was
9 previously provided access from said arterial or major
10 collector road or said lot is the subject of a subdivision
11 application for three (3) lots or less within this district.

12 (E) **Neighborhood Development Standards.** To ensure new
13 development in the JLMA-1 district reinforces existing development
14 patterns in the town to the maximum extent feasible, reduces
15 automobile trips, minimizes the need for additional road
16 improvements, and encourages walking to employment, shopping,
17 and public facilities, development in this district shall meet the
18 following requirements:

19 (1) **Street System/Connectivity.**

20 (a) **Connections to Existing Streets.** Connections to the
21 existing or planned street system shall be made to the
22 maximum extent feasible. All development plans
23 shall incorporate and continue all streets stubbed to or
24 shown as stubbed to the boundary of the development
25 by previously approved development plans/plats or
26 existing development.

27 (b) **Provision for Future Connections to Adjoining**
28 **Land.** All developable land shall provide for future
29 public street connections to adjacent developable
30 parcels by providing a local street connection at least
31 every six hundred sixty (660) feet along each
32 subdivision plat boundary that abuts potentially
33 developable or re-developable land, except that such
34 street connections are not required on steep slope
35 lands, MDOD sensitivity areas, or RSCOD protected
36 corridors pursuant to Sections 4-1508, 4-1600 and 4-
37 2000. (Note: "developable land" should be defined to

1 include any vacant land areas not including or
2 constrained by primary conservation areas and rights
3 of way or restricted easements.)

4 (c) **Block form and size.** To the maximum extent
5 feasible, blocks within developments shall maintain a
6 rectilinear pattern except where deviation is
7 necessitated by topographic or environmental
8 considerations. Blocks shall measure not less than
9 three hundred (300) nor more than six hundred sixty
10 (660) feet along each side, except where deviation is
11 necessitated by topographic or environmental
12 considerations, or where deviation is required to
13 comply with regulations concerning steep slope lands,
14 MDOD sensitivity areas, or RSCOD protected
15 corridors pursuant to Sections 4-1508, 4-1600 and 4-
16 2000, or conservation design standards.

17 (d) **Avoidance of Certain Street Types.** Cul-de-sacs
18 and "P-loop" streets shall be avoided except where
19 necessitated by topographic or environmental
20 considerations.

21 (e) **Provision of "T" Intersections.** "T" intersections
22 are encouraged in locations where views of important
23 civic, public or open space areas can be highlighted.

24 (2) **Variation of Lot Sizes.**

25 (a) **General Rule.** In all new residential subdivisions
26 containing ten (10) or more lots, a mixture of lot sizes
27 and dimensions shall be provided in order to avoid
28 monotonous streetscapes. For example, larger and
29 wider lots are encouraged on corners. Smaller lots
30 are encouraged adjacent to parks and open spaces. No
31 more than 40 percent of all lots shall be similar in
32 total lot area. For purposes of this subsection,
33 "similar" lot areas shall be defined as within 500
34 square feet of each other.

35 (b) **Exception.** Up to fifty (50) percent of the lots within
36 the subject subdivision may be similar if the Zoning
37 Administrator, pursuant to Section 6-401, makes a
38 finding that, notwithstanding deviation from the forty

(40) percent standard stated above, lot sizes and dimensions are sufficiently varied, for different housing types, to avoid monotonous streetscapes.

- (c) **Dispersion of Lot Sizes Preferred.** Similar lot sizes shall be distributed throughout a subdivision rather than consolidated in one area, unless the Zoning Administrator, pursuant to Section 6-401, makes a finding that the intent of this district and of the Zoning Ordinance will be better served by a design which tends to consolidate lots of similar sizes.

(3) **Sidewalks.**

- (a) **Provision of Sidewalks.** Sidewalks shall be provided, at a minimum, along one side of all streets to provide pedestrian access to the town or neighborhood center, public buildings, schools, parks, and other destinations.

- (b) **Sidewalk Connections.** Connections to existing or planned sidewalks shall be made at the property boundaries of the project by incorporating and continuing all sidewalks stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development. All development plans shall provide for future sidewalk connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

(4) **Civic and Open Space.**

- (a) **Variety of Spaces to Be Provided.** A variety of greens, parks or natural open spaces shall be located throughout the development, where appropriate and as determined by conservation design, to provide community identity and maintain or enhance the Green Infrastructure.

- (b) **Access to Civic Spaces.** Direct and convenient pedestrian and bicycle access shall be provided from adjacent residential land uses to the civic and open space.

(c) **Configuration of Park Access.** Land dedicated for parks shall be bordered on at least one side by public streets, preferably local or collector streets.

(5) **Other Design Requirements.**

(a) **Street Trees.** Street trees planted pursuant to Section 5-1300 shall be regularly spaced.

(b) **Garages.** Garages shall be set back at least four (4) feet behind the plane of the front door of the principal buildings.

(c) **Orientation of dwellings to street.** Single-family dwellings shall be oriented so that the front door faces towards the street.

(d) **On-Street Parking.** Parallel parking may be provided on streets in front of residential lots, except for lots fronting on collector or arterial roads.

Comment: The development option outlined below is included in the JLMA-1 district. It allows either a group of landowners or the Board of Supervisors to initiate a request to adopt additional or different neighborhood development standards for a large portion of a JLMA-1 district pursuant to special exception approval if it is demonstrated that the new standards are consistent with the existing and prevailing pattern of development in the town.

The County may want to only allow this option only where a jointly-adopted area land use plan specifying higher residential densities is in place.

2-1007 Alternate Neighborhood Development Standards. In lieu of the development requirements specified in Sections 2-505 and 2-506 above, either the Board of Supervisors or the landowner(s) in a JLMA-1 district may request the adoption of alternate neighborhood development standards as a special exception permit pursuant to the standards of this Section. These alternate development standards may be reviewed for all or a portion of a JLMA-1 district subject to a jointly adopted area plan that designates higher residential densities than this district normally allows. Once adopted, the alternate neighborhood development standards supercede the requirements of Sections 2-505 and 2-506. The following requirements shall met:

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- (A) **Minimum Area.** Alternate neighborhood design standards shall be adopted for all of a JLMA-1 district or a portion of the district consisting of a minimum of one hundred and fifty (150) contiguous acres.
- (B) **Initiation.** A request to have alternate neighborhood development standards adopted for all or a portion of JLMA-1 district may be initiated by the Board of Supervisors or fifty (50) percent of the landowners in the area for which the request is made.
- (C) **Study/Proposed Standards.** Subsequent to the request, the applicant shall submit a set of proposed alternate neighborhood development standards for consideration that comply with the standards in Section 2-507(G). The proposed alternate neighborhood development standards shall be based on a conservation design analysis of the land and its Green Infrastructure and a study of the existing and prevailing patterns of development in the adjoining town in the vicinity of the lands where the alternate neighborhood development standards are proposed to be adopted, as they relate to lot sizes, yards, setbacks, lot coverage, building heights, garages, porches, civic and open spaces, open space areas, block form, street pattern, sidewalks, and street trees.
- (D) **Recommendation of Staff and Town Council.** After their receipt, County staff shall forward a copy of the proposed alternate neighborhood development standards to the affected town for review and comment, and prepare a staff report on whether they comply with the standards of Section 2-507(G).
- (E) **Special Exception Review.** The application shall be reviewed as a special exception pursuant to Section 6-1300. The standards applied to the review of the special exception shall be those standards established in Section 2-507 (G).
- (F) **Standards.** The Board of Supervisors shall adopt the alternate neighborhood development standards only if the Board finds that:
- (1) The standards include requirements addressing lot size⁴, lot width and length, yards, lot coverage, building height, and

⁴ Could consider establishing a limit on the reduction on lot size (e.g., no lot may be reduced more than X%) or could institute an average lot size requirement (this could also help achieve desired lot size variability)

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open space that are consistent with the existing and prevailing patterns of development in the adjoining town in the vicinity of the lands where the alternate neighborhood development standards are to be adopted; and

- (2) The standards include specific provisions requiring street system connectivity, variation of lot sizes, the provision of civic and open spaces, the provision of sidewalks, the provision of street trees, a grid street pattern and block sizes in a form that is consistent with the existing and prevailing patterns of development in the adjoining town in the vicinity of the lands where the alternate neighborhood development standards are to be adopted.

- (G) **Effect.** The approval of the special exception by the Board of Supervisors for all or a portion of a JLMA-1 district shall constitute a modification of the development standards for that area, subject to the conditions and terms of the special exception, and recognition by the County that all development within the area subject to alternate neighborhood development standards shall comply with the alternate neighborhood development standards. In the case of conflict between adopted alternate neighborhood development standards and any other provision of this Ordinance, the alternate neighborhood development standards shall apply.

Comment: Although the expectation is that all new development will occur using public utilities, there are properties whose development rights will be recognized and may proceed under existing permits and plans. To accommodate "by-right" development on existing lots of record, or those lands with prior approval under the LSDO for preliminary plats for subdivision or site plans prior to the adoption date of this new district, the County will develop a separate ordinance to address properties that are not subject to the application of these district regulations.

The following new terms from the JLMA-1 district will be added to existing Article VIII of the Zoning Ordinance. They are produced here for ease of review purposes only.

Antique or craft shop. An establishment that sells or offers for sale antiques, historical curios, or handicrafts.

Art studio. A work space for artists or artisans, including individuals practicing the fine arts, an applied art or craft, or a literary art.

Model home. A building having the physical characteristics of a residential dwelling which exists for the purpose of display or advertising in connection with the sell of units in a residential development.

Developable land. Any vacant land areas capable of being developed with buildings and infrastructure that serves buildings, not including or constrained by primary conservation areas or rights of way or restricted easements.